



## ***City of El Paso – City Plan Commission Staff Report***

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| <b>Case No</b>           | PZDS13-00012   |
| <b>Application Type</b>  | Detailed Site Development Plan Review  |
| <b>CPC Date</b>          | August 22, 2013  |
| <b>Staff Planner</b>     | Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov   |
| <b>Location</b>          | East of Andrew Wiseman and South of GR Campuzano   |
| <b>Legal Description</b> | A portion of Section 27, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas |
| <b>Acreage</b>           | 35.04 acres  |
| <b>Rep District</b>      | 5  |
| <b>Existing Use</b>      | Vacant   |
| <b>Existing Zoning</b>   | P-R I (Planned Residential 1)  |
| <b>Request</b>           | Detailed Site Development Plan Review  |
| <b>Propose Use</b>       | Elementary School  |
| <b>Property Owner</b>    | Socorro Independent School District  |
| <b>Representative</b>    | GA Architecture  |

### **SURROUNDING ZONING AND LAND USE**

**North:** P-R I (Planned Residential 1) / Single Family Homes  
**South:** Outside City Limits / Junk Yard  
**East:** P-R I (Planned Residential 1) / Vacant  
**West:** P-R I (Planned Residential 1) / Single Family Homes

**PLAN EL PASO DESIGNATION:** G-4, Suburban (Walkable)

**Nearest Park:** Tres Suenos Park (873 feet)

**Nearest School:** Hurshel Antwine Elementary (6,156 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Eastside Civic Association

### **NEIGHBORHOOD INPUT**

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, *Notice*.

### **APPLICATION DESCRIPTION**

The application is for a detailed site plan review of the subject property to permit the phased construction of an elementary and middle school. The proposed phase 1 elementary school consists of approximately 120,000 sq. ft. and the phase 2 middle school approximately 135,000 sq. ft. Access is proposed off of Andrew Wiseman Street, GR Campuzano Drive, and Sean Smith Street. Phase 1 will also include the construction of a track and field. An 8-foot rock wall is proposed to shield to school from the adjacent wrecking yard.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

### **Plan El Paso- Future Land Use Map Designation**

All applications for detailed site plan review shall demonstrate compliance with the following criteria:

G-4 – Suburban (Walkable): This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would

benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the P-R I (Planned Residential 1) district is to create a superior living environment through unified planning and building operations at lower residential densities; encourage a variety in housing needed to meet changing housing demands; provide adequate community facilities well-located with respect to needs; protect the natural beauty of the landscape; encourage preservation and more efficient use of open space; offer an opportunity for design flexibility; and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

### **COMMENTS:**

#### **City Development Department - Planning Division - Transportation**

No objections. Notes: 1. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in accordance with the current City of El Paso Design Standards for Construction and shall be ADA/TAS compliant.

#### **City Development Department – Building Permits & Inspections Division**

No objection.

#### **City Development Department – Land Development Division**

No Objection.

#### **El Paso Fire Department**

Recommend “APPROVAL” of “Detailed Site Plan Application” as presented. \*\*\*\*\*NOTE \*\*\*\*\* PZDS13-00012 In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted “Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi- family structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems. “When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments”. The Fire Planning Division has reviewed the submitted “Detailed Site Plan Application” as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES comply within the zoning regulations.

#### **El Paso Water Utilities**

1. EPWU does not object to this request.

#### **EPWU-PSB Comments**

##### **Water**

2. There is an existing 8-inch diameter water main that extends along Andrew Wiseman St. This main is available for service.

3. There is an existing 24-inch diameter water main that extends along Andrew Wiseman St. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

4. There is an existing 12-inch diameter water main that extends along Gr Campuzano Dr. This main is available for service.

##### **Sanitary Sewer:**

5. There is an existing 8-inch diameter sanitary sewer main that extends along Andrew Wiseman St. This sewer main is available for service.

6. There is an existing 12/8-inch diameter sanitary sewer main that extends along GR Campuzano Dr. This sewer main is available for service.

**General:**

7. Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**CITY PLAN COMMISSION OPTIONS**

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site development plan application:

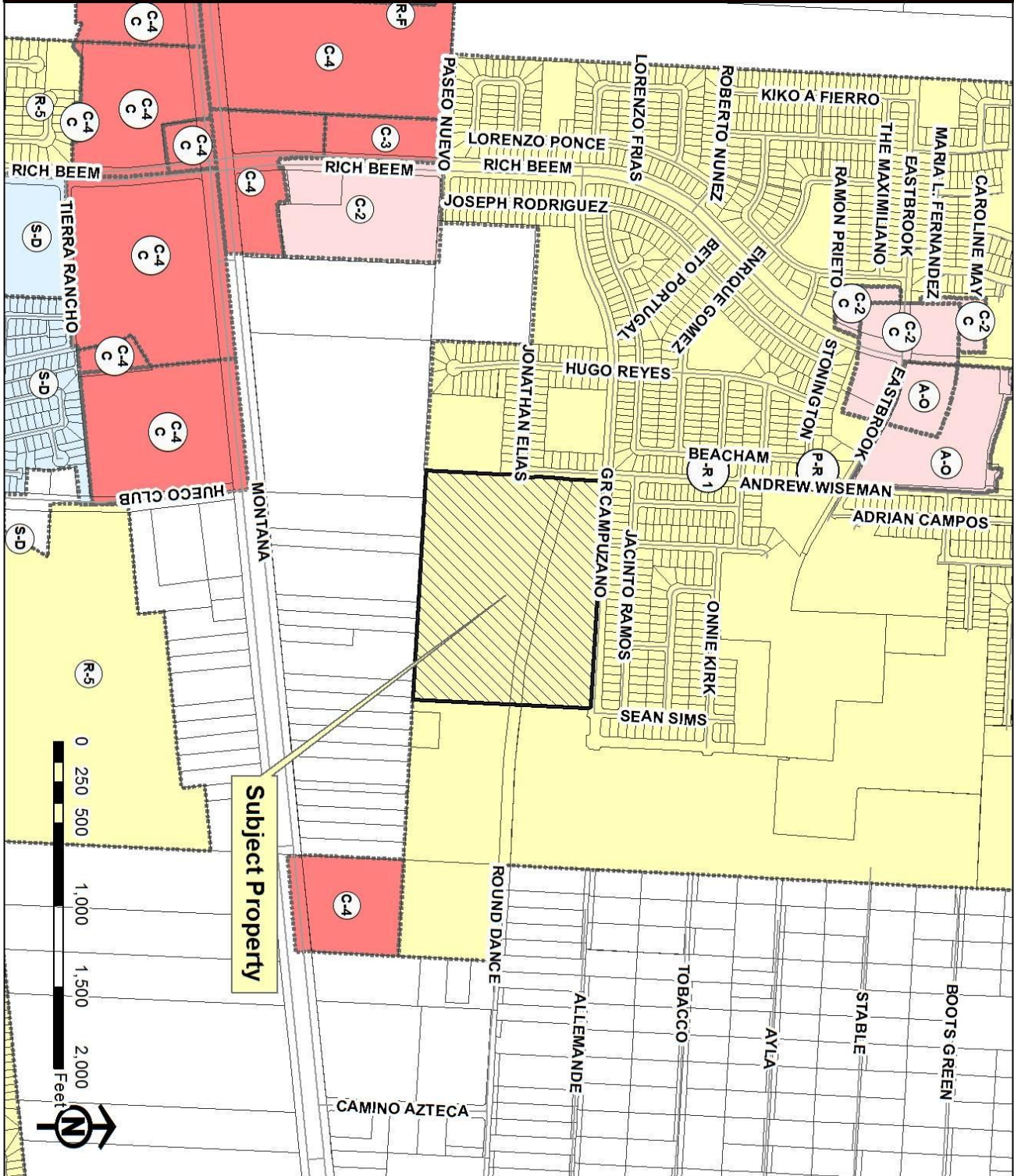
1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the detailed site development plan into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

**Attachments:**

- Attachment 1: Zoning Map  
Attachment 2: Aerial Map  
Attachment 3: Detailed Site Plan

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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# ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

